



Simulations

Photos

All Graphics (no plans)

Color Boards

Color Drawdowns

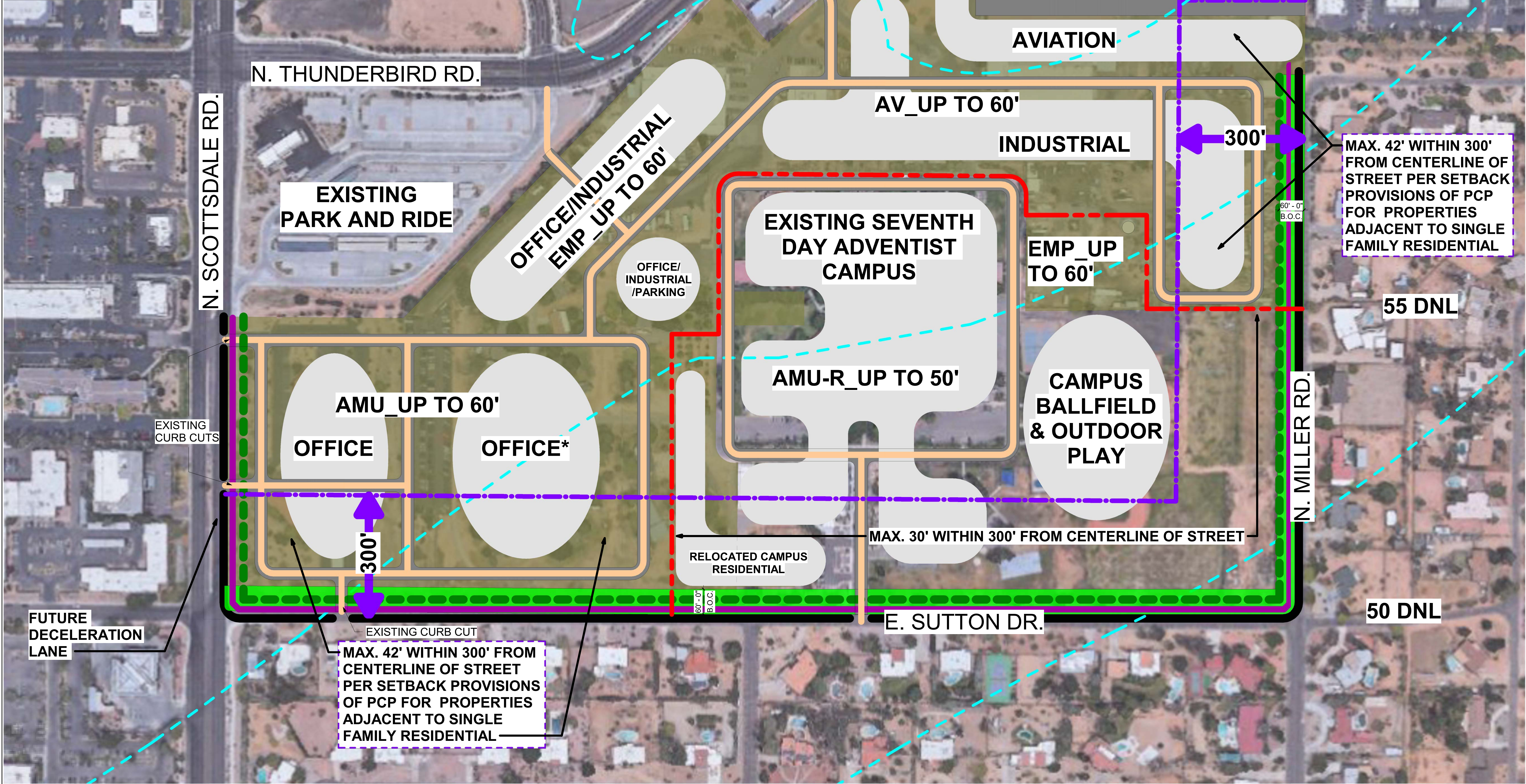
Exterior Building Color

Material Samples



SITE PLAN DATA		
<b>AVIATION</b>		
POTENTIAL 6-8 HANGARS TOTAL:	84,250 GSF	
<b>INDUSTRIAL</b>		
POTENTIAL 9-10 INDUSTRIAL TOTAL:	147,270 GSF	
<b>OFFICE</b>		
POTENTIAL 4-5 OFFICE TOTAL:	508,100 GSF	
* OFFICE USES MAY INCLUDE PARKING STRUCTURES.		
<b>RESIDENTIAL</b>		
POTENTIAL 18 RESIDENTIAL TOTAL:	57,600 GSF	
GROSS FLOOR AREA:	620,616 SF / 14.24 AC	
TOTAL PARCEL AREA:	2,102,696 SF / 48.27 AC	
FAR = 0.3 %		

GRAPHIC LEGEND	
	AVIATION CIRCULATION
	SEVENTH DAY ADVENTIST CAMPUS BOUNDARY
	VEHICULAR CIRCULATION
	NOISE CONTOUR LINES
	1' VEHICULAR NON-ACCESS EASEMENT
	6' PUBLIC SIDEWALK
	6' & 8' TRAIL
	EXISTING & PROPOSED LAND USE
	60' LANDSCAPE BUFFER



RYAN A+E, INC.  
3900 E. Camelback Road, Ste 100  
Phoenix, AZ 85018  
602-322-6100 tel  
602-322-6300 fax

WWW.RYANCOMPANIES.COM

OWNER

CONSULTANTS

KEY PLAN

PROJECT INFORMATION

**7TH DAY ADVENTIST**

N SCOTTSDALE RD.  
AND E SUTTON DR.

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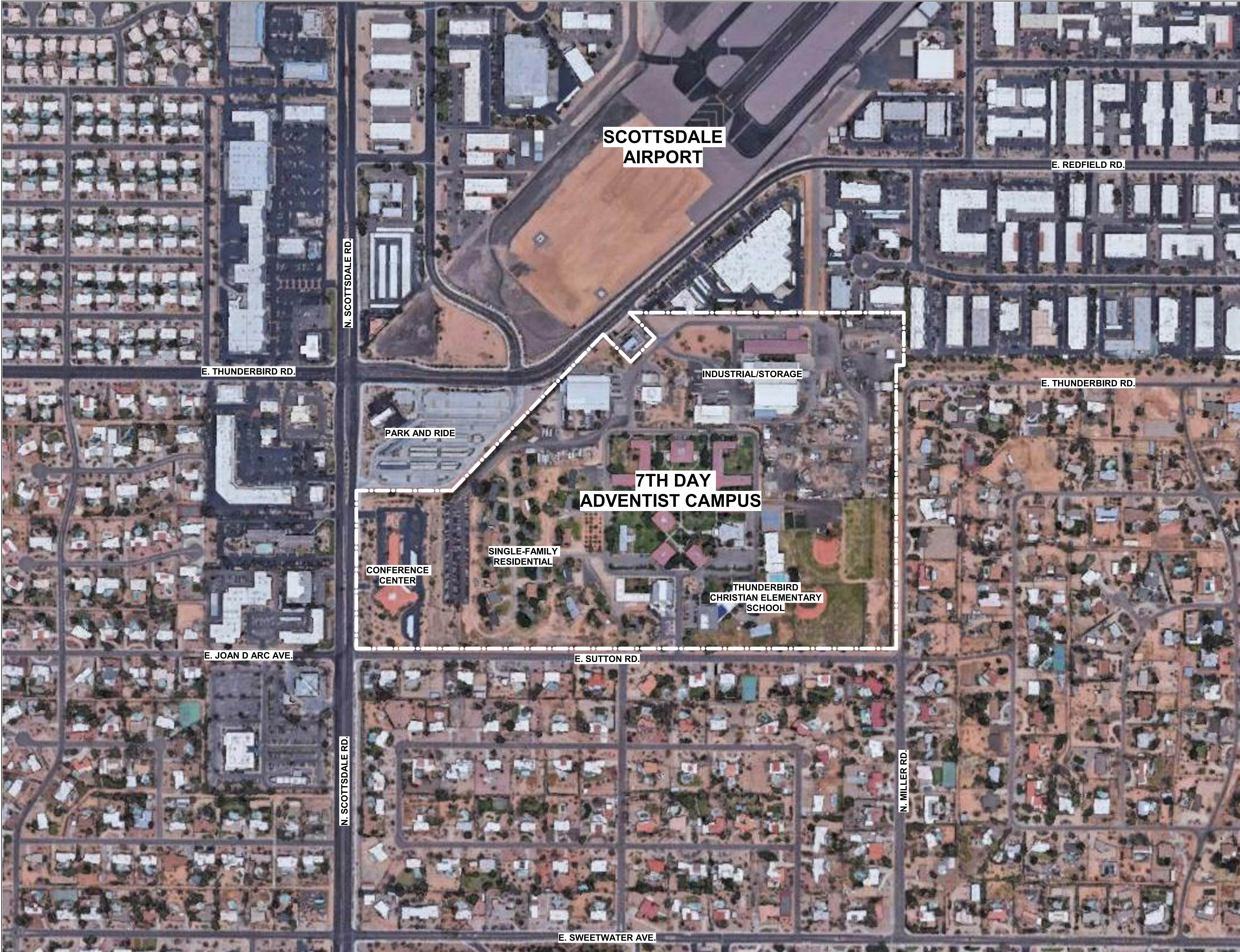
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PRELIMINARY  
SITE PLAN

1





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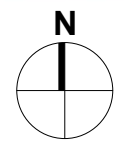
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CONTEXT SITE  
PLAN





GRAPHIC LEGEND

- AVIATION CIRCULATION
- SEVENTH DAY ADVENTIST CAMPUS BOUNDARY
- VEHICULAR CIRCULATION
- NOISE CONTOUR LINES
- 1' VEHICULAR NON-ACCESS EASEMENT
- 6' PUBLIC SIDEWALK
- 6' & 8' TRAIL
- EXISTING & PROPOSED LAND USE
- 60' LANDSCAPE BUFFER



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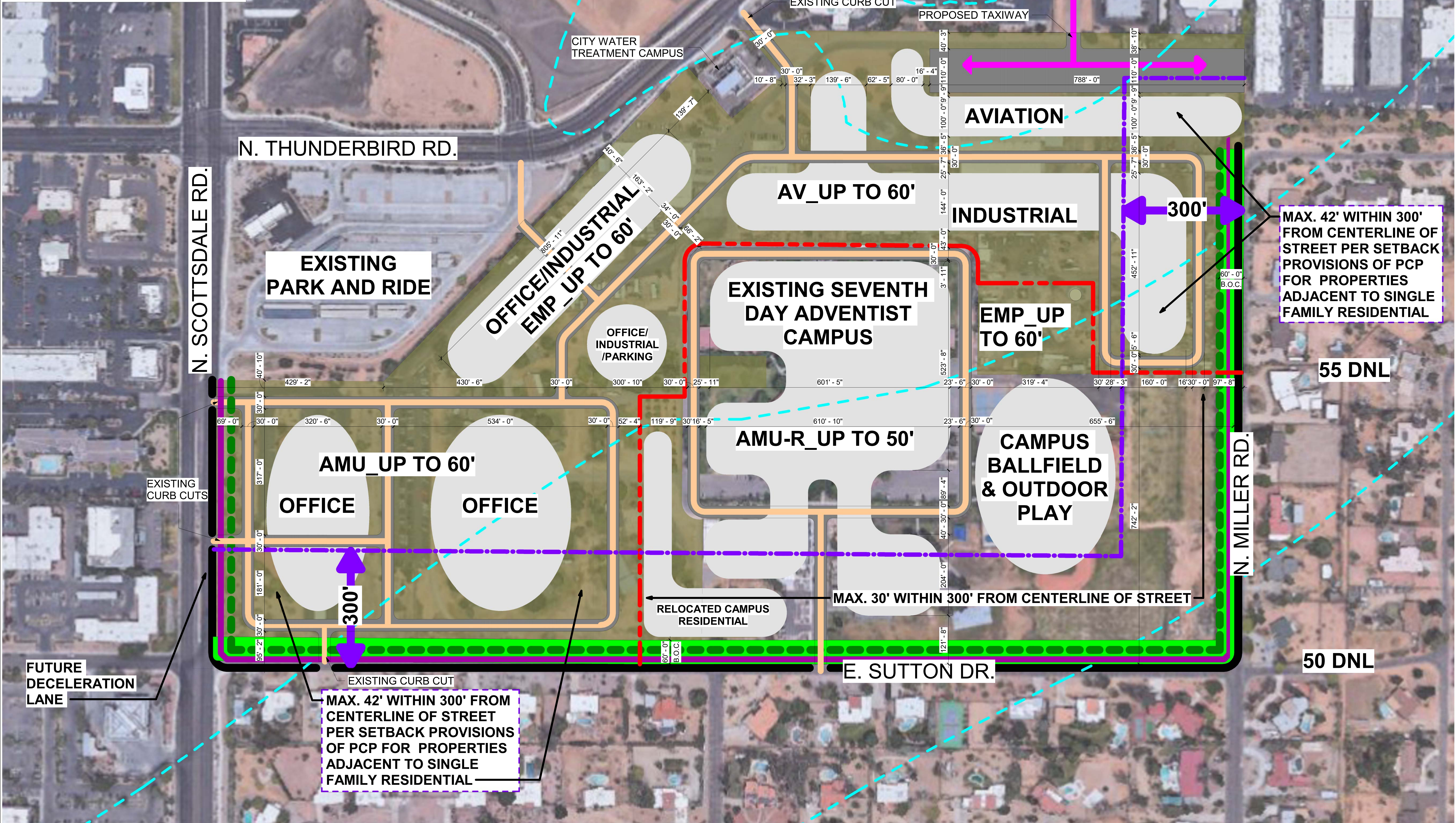
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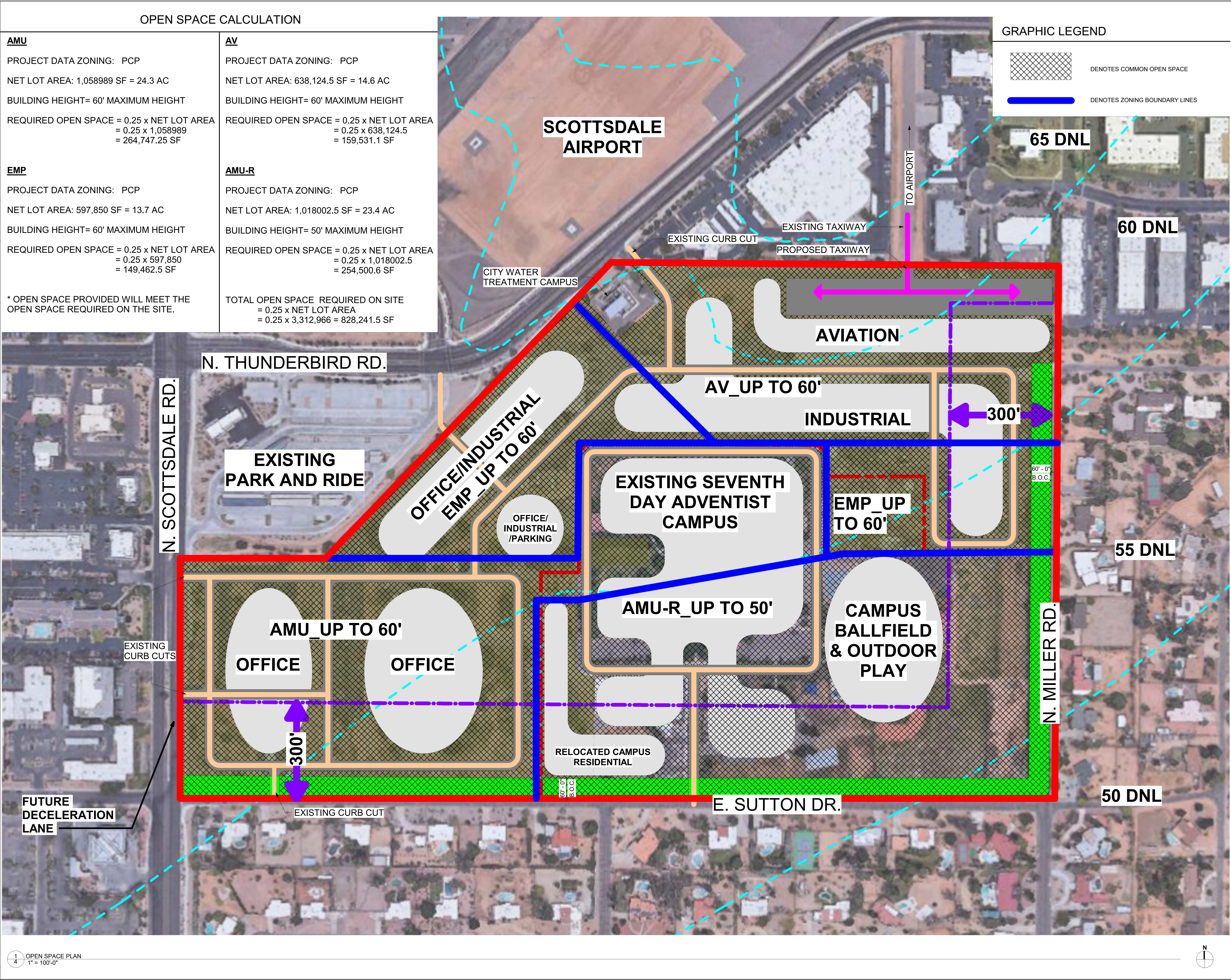
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DIMENSIONED  
PLAN

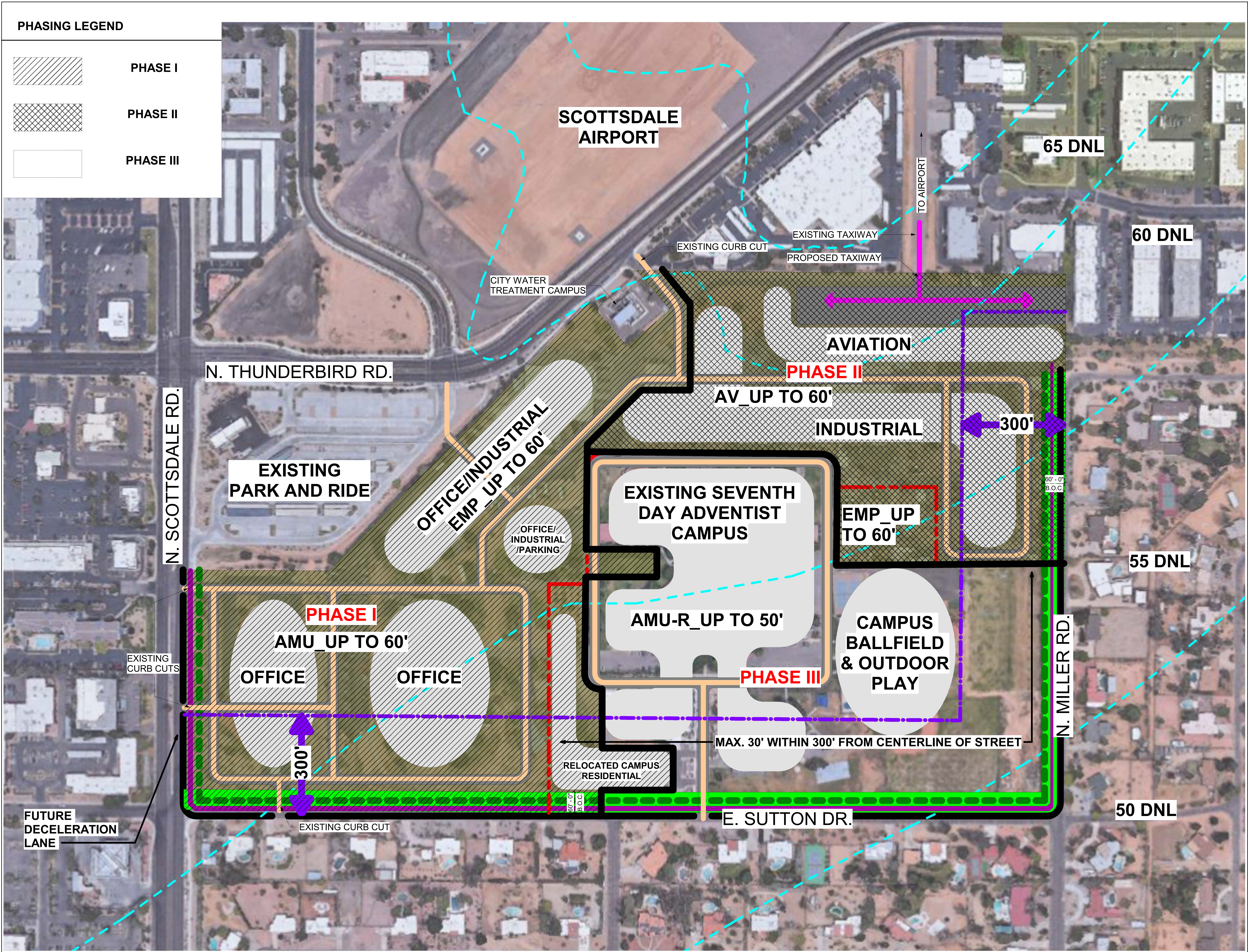
3











PHASING LEGEND

- PHASE I
- PHASE II
- PHASE III



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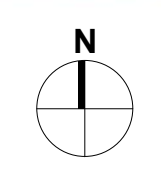
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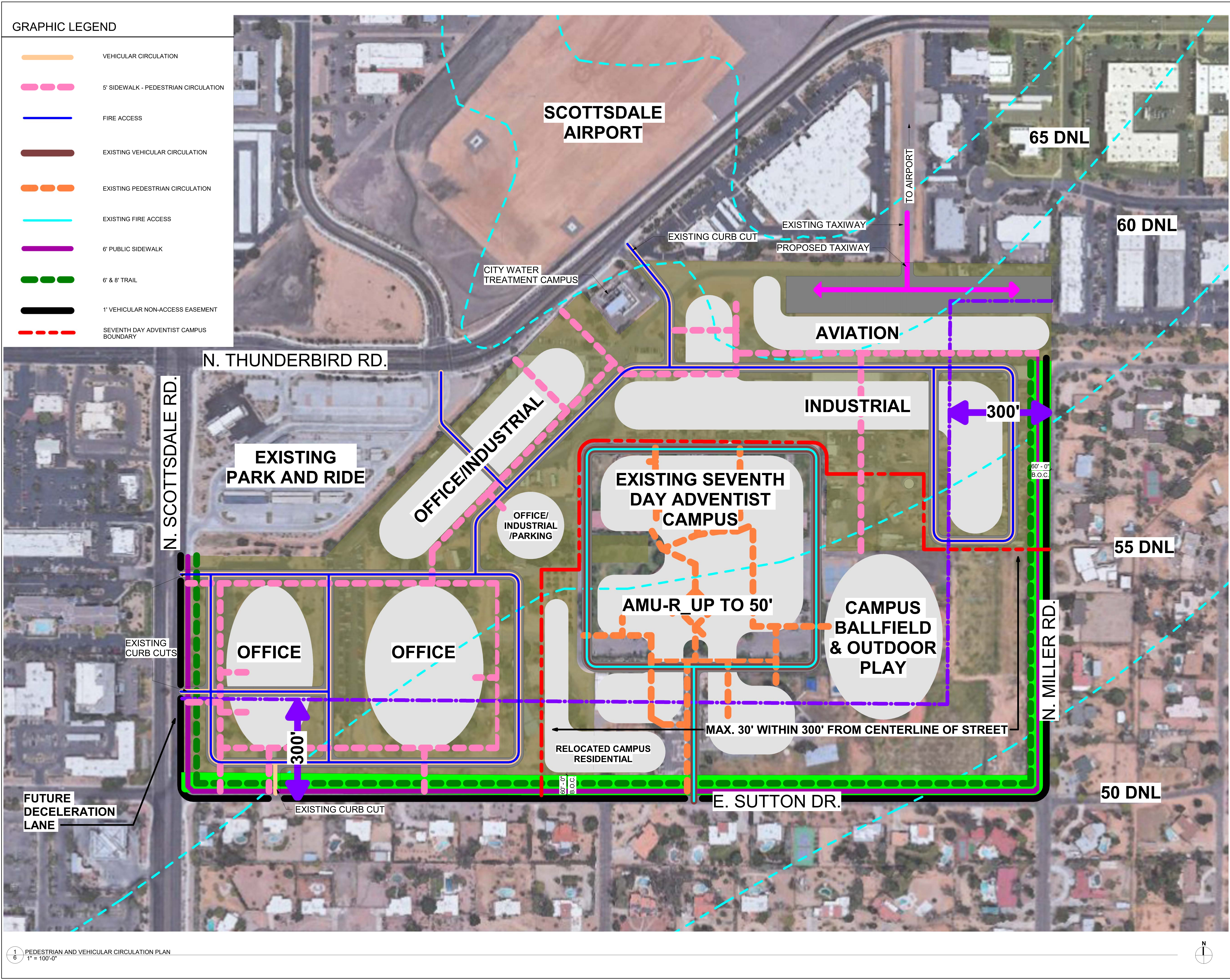
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PHASING PLAN







**GRAPHIC LEGEND**

- VEHICULAR CIRCULATION
- 5' SIDEWALK - PEDESTRIAN CIRCULATION
- FIRE ACCESS
- EXISTING VEHICULAR CIRCULATION
- EXISTING PEDESTRIAN CIRCULATION
- EXISTING FIRE ACCESS
- 6' PUBLIC SIDEWALK
- 6' & 8' TRAIL
- 1' VEHICULAR NON-ACCESS EASEMENT
- SEVENTH DAY ADVENTIST CAMPUS BOUNDARY

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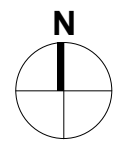
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PEDESTRIAN AND VEHICULAR CIRCULATION PLAN

**6**

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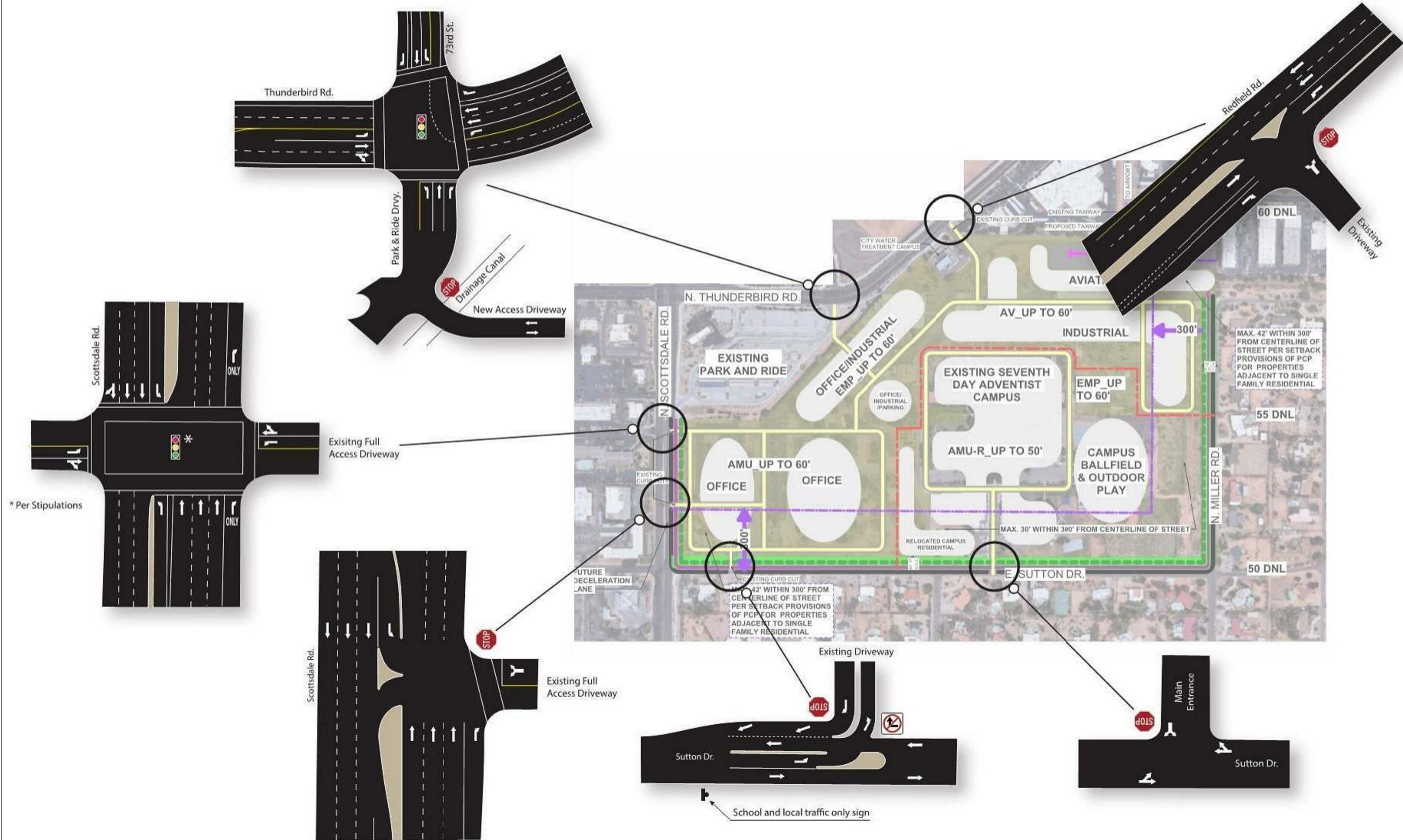
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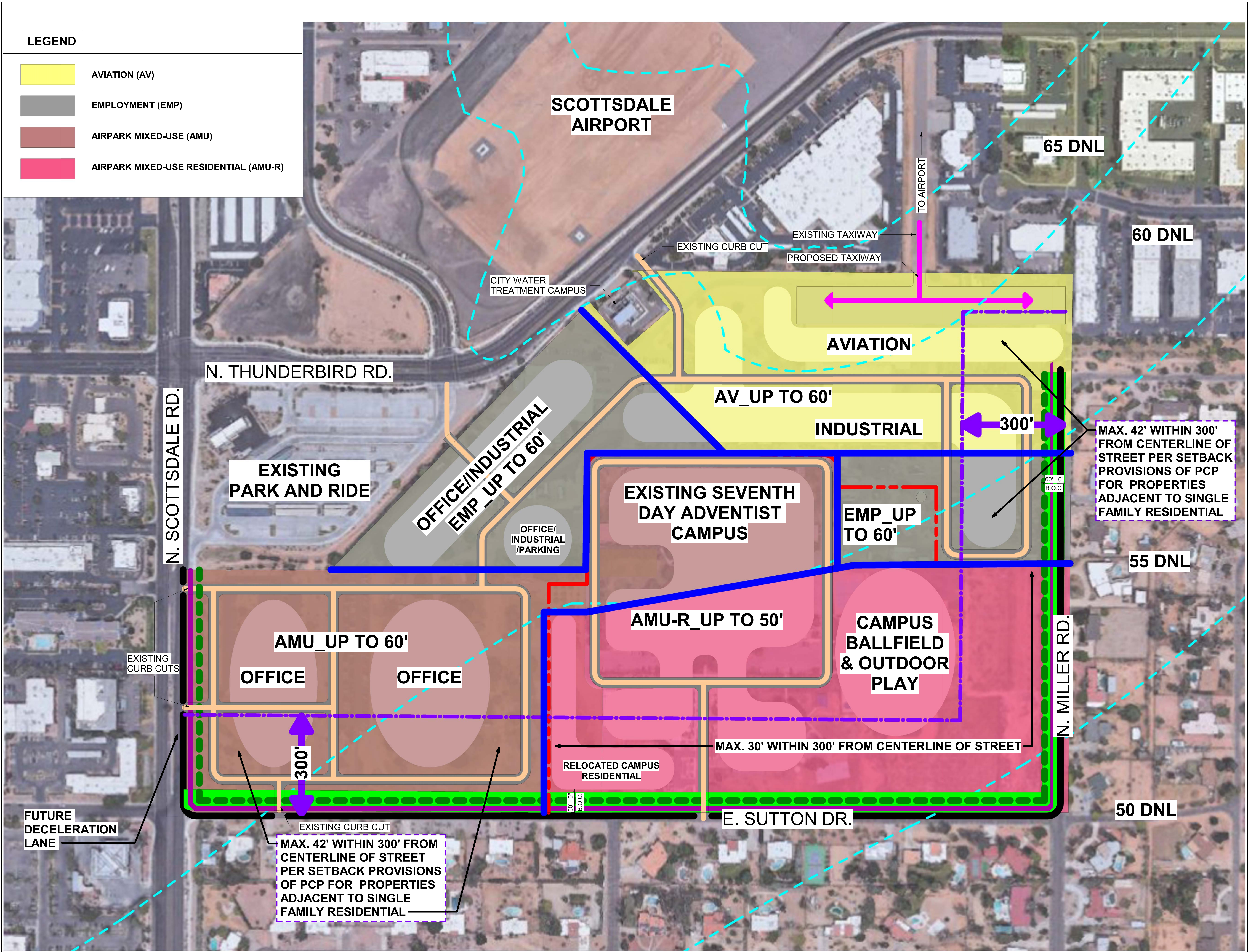


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**LEGEND**

- AVIATION (AV)
- EMPLOYMENT (EMP)
- AIRPARK MIXED-USE (AMU)
- AIRPARK MIXED-USE RESIDENTIAL (AMU-R)

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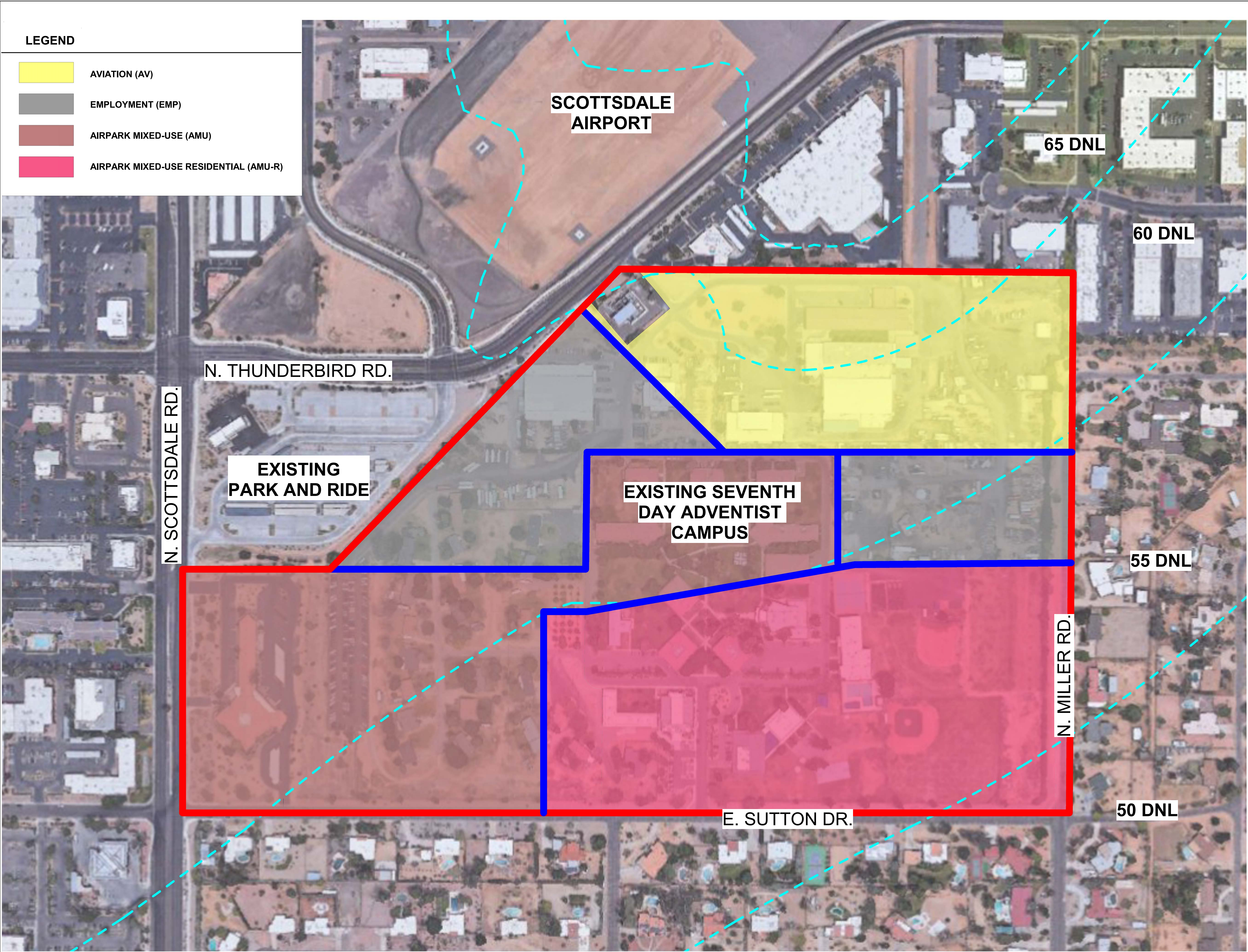
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**NEW ZONING PLAN**





- LEGEND**
- AVIATION (AV)
  - EMPLOYMENT (EMP)
  - AIRPARK MIXED-USE (AMU)
  - AIRPARK MIXED-USE RESIDENTIAL (AMU-R)



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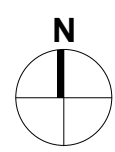
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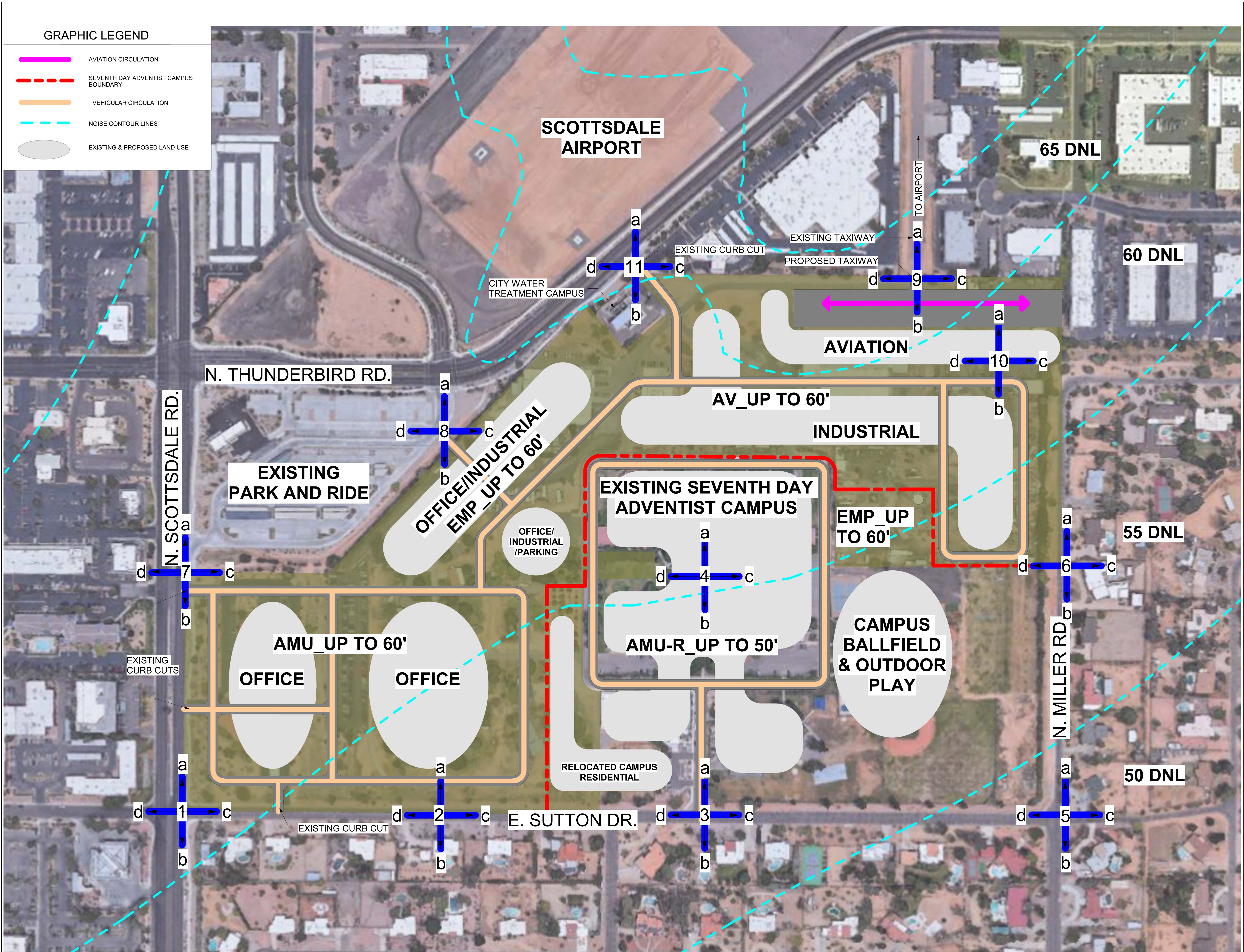
**NEW ZONING  
MAP**





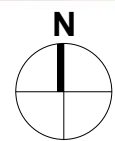






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1.a



1.b



1.c



1.d



2.a



2.b



2.c



2.d



3.a



3.b



3.c



3.d



4.a



4.b



4.c



4.d



5.a



5.b



5.c



5.d



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PHOTO EXHIBIT  
OF EXISTING  
CONDITIONS-2

11-b





6.a



6.b



6.c



6.d



7.a



7.b



7.c



7.d



8.a



8.b



8.c



8.d



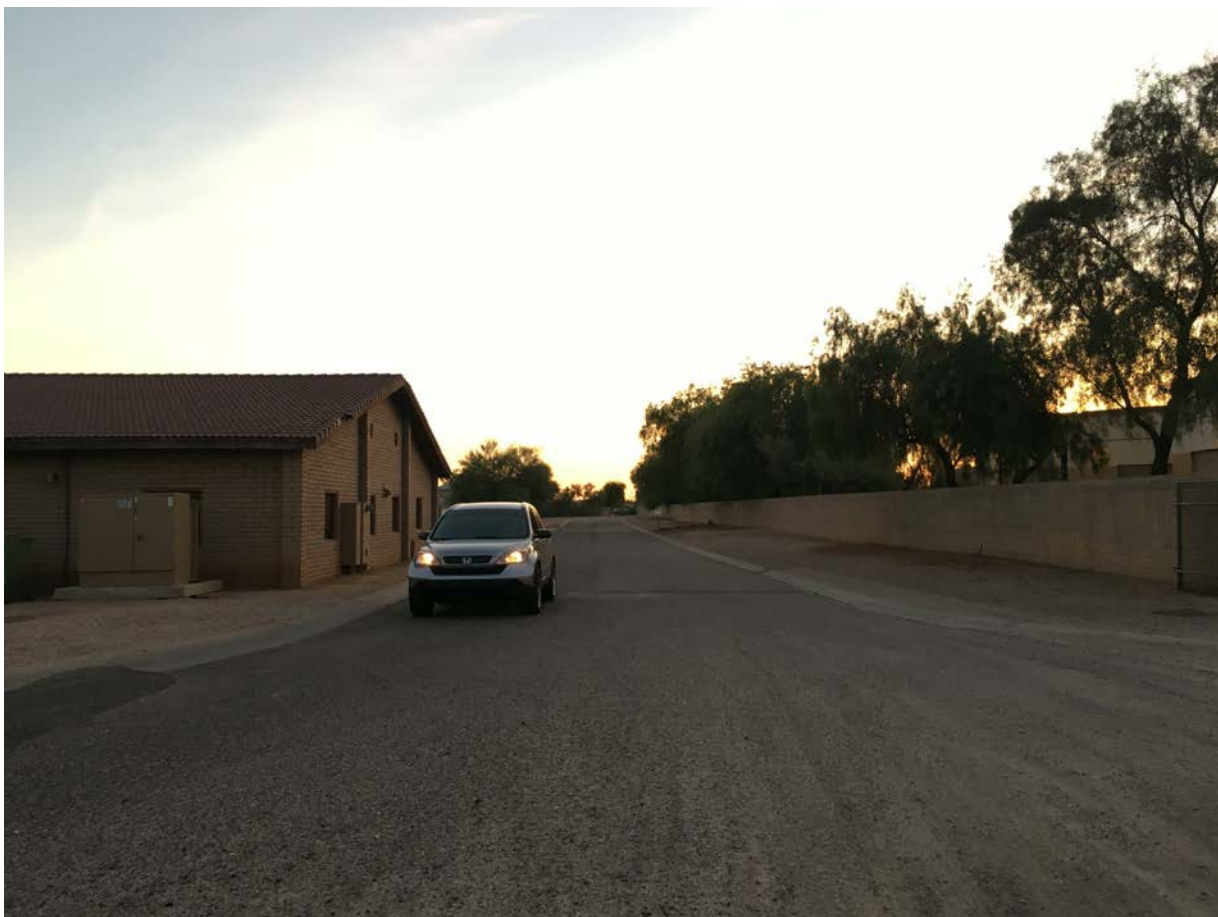
9.a



9.b



9.c



9.d



10.a



10.b



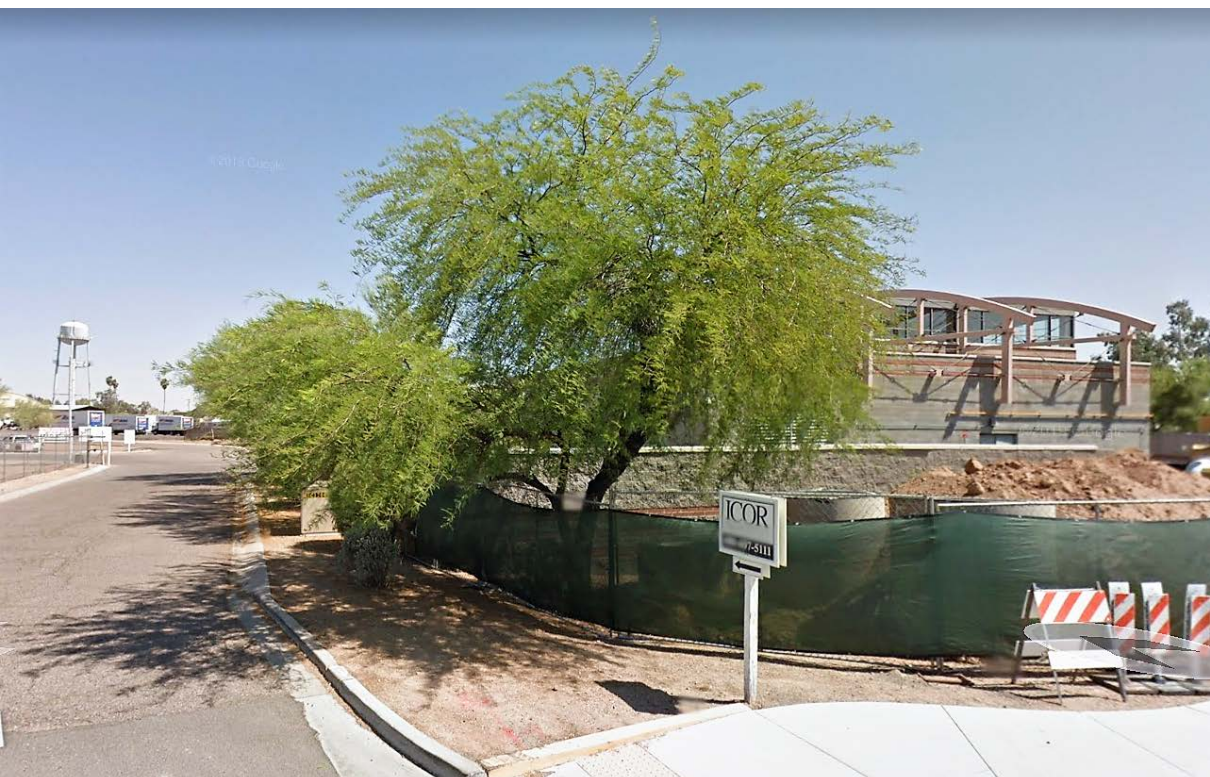
10.c



10.d



11.a



11.b



11.c



11.d



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PHOTO EXHIBIT  
OF EXISTING  
CONDITIONS-3

11-c

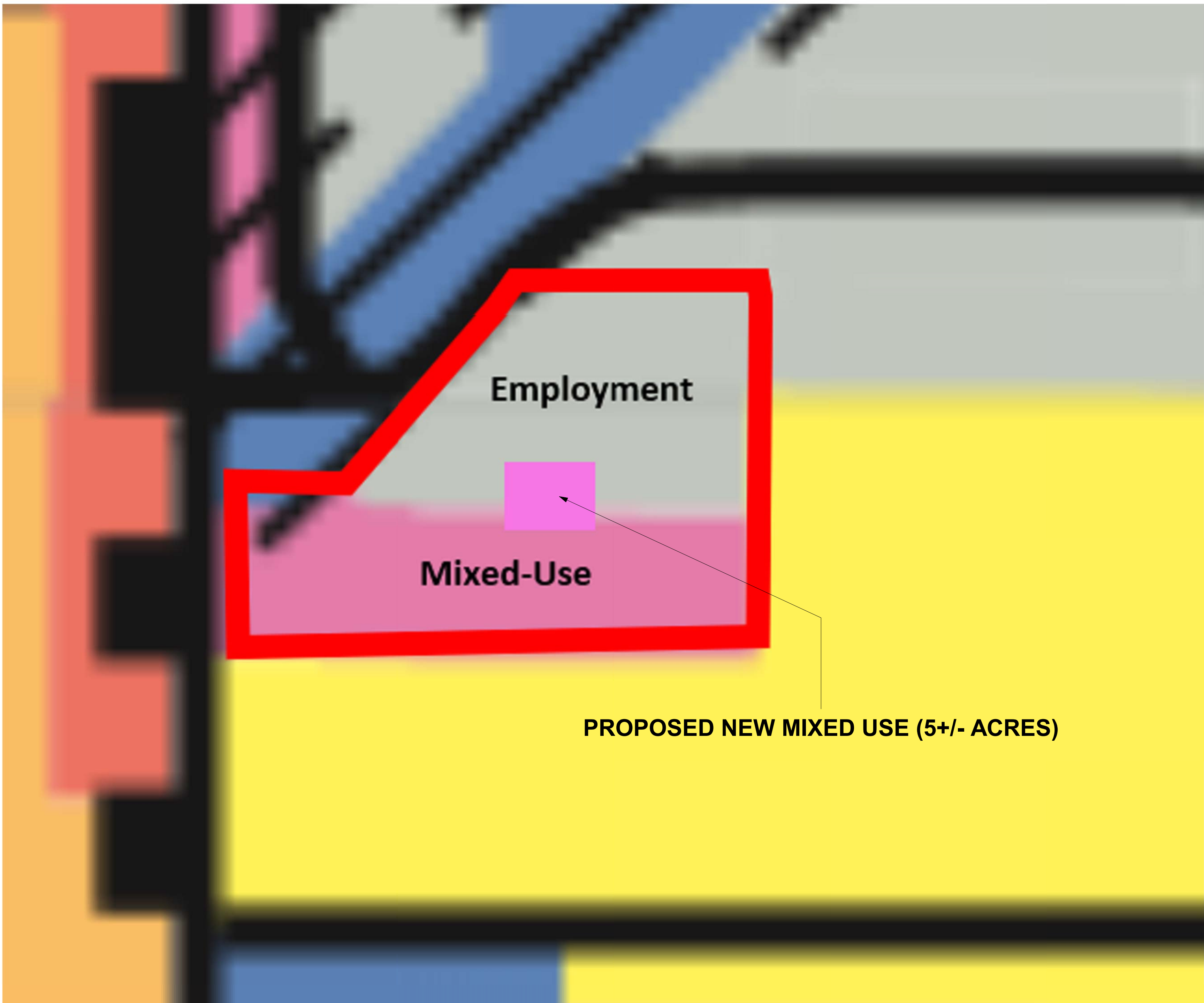


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1  
12-a  
EXISTING GENERAL PLAN LAND USE MAP  
1" = 300'-0"

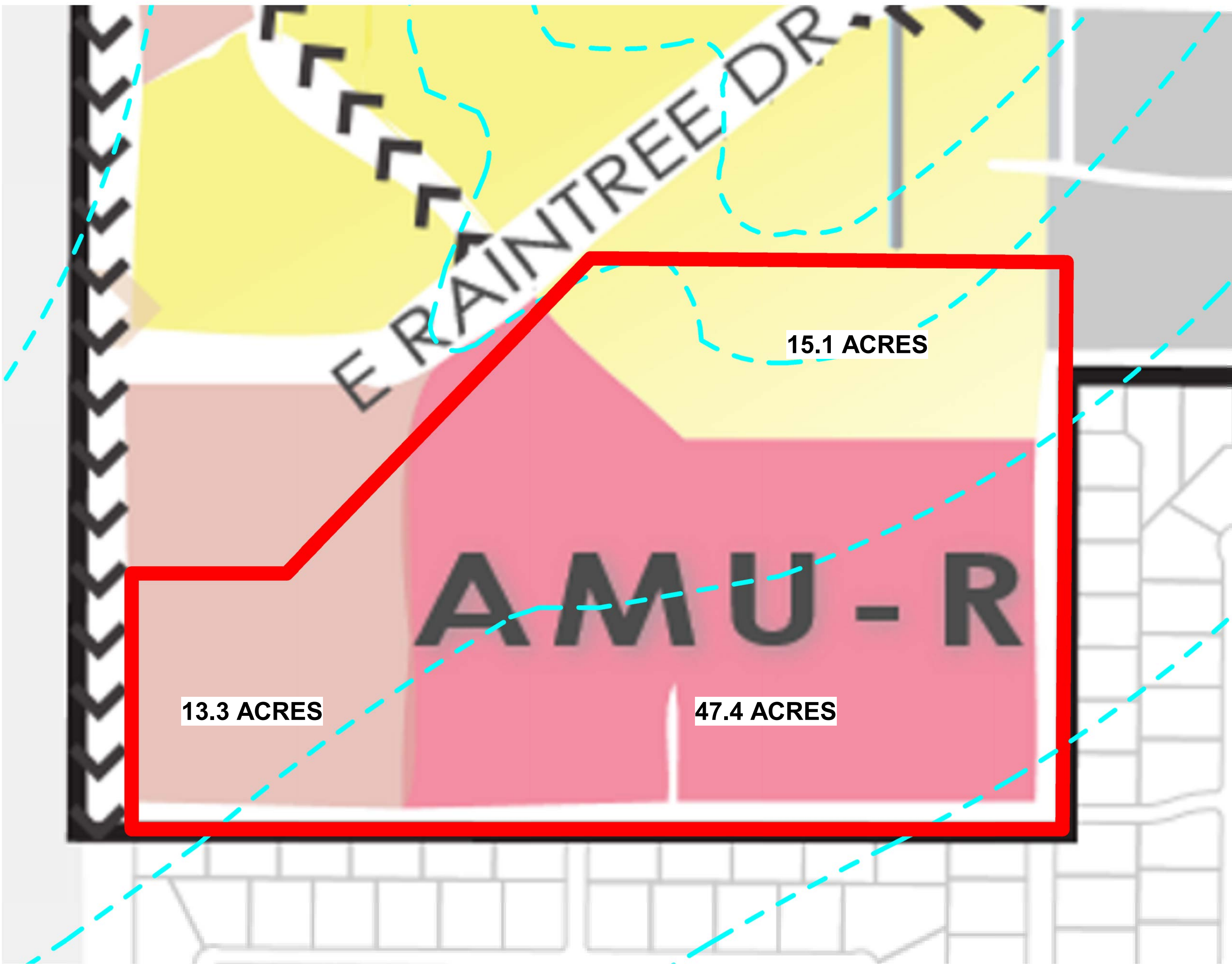


2  
12-a  
PROPOSED GENERAL PLAN LAND USE MAP  
1" = 300'-0"

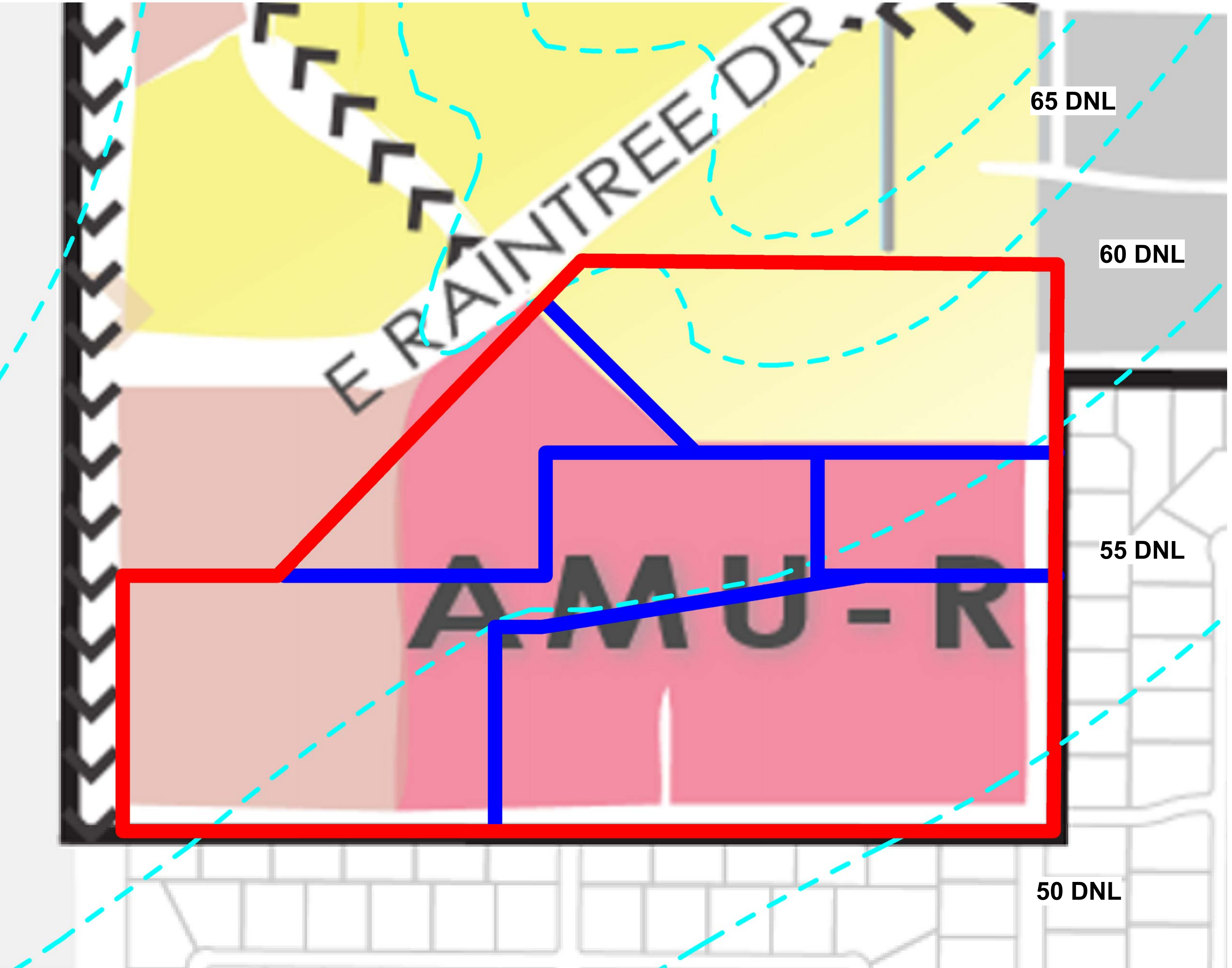
**LEGEND**

- |  |                                      |
|--|--------------------------------------|
|  | RURAL NEIGHBORHOODS                  |
|  | SUBURBAN NEIGHBORHOODS               |
|  | MIXED-USE NEIGHBORHOODS              |
|  | COMMERCIAL                           |
|  | EMPLOYMENT                           |
|  | CULTURAL/INSTITUTIONAL OR PUBLIC USE |

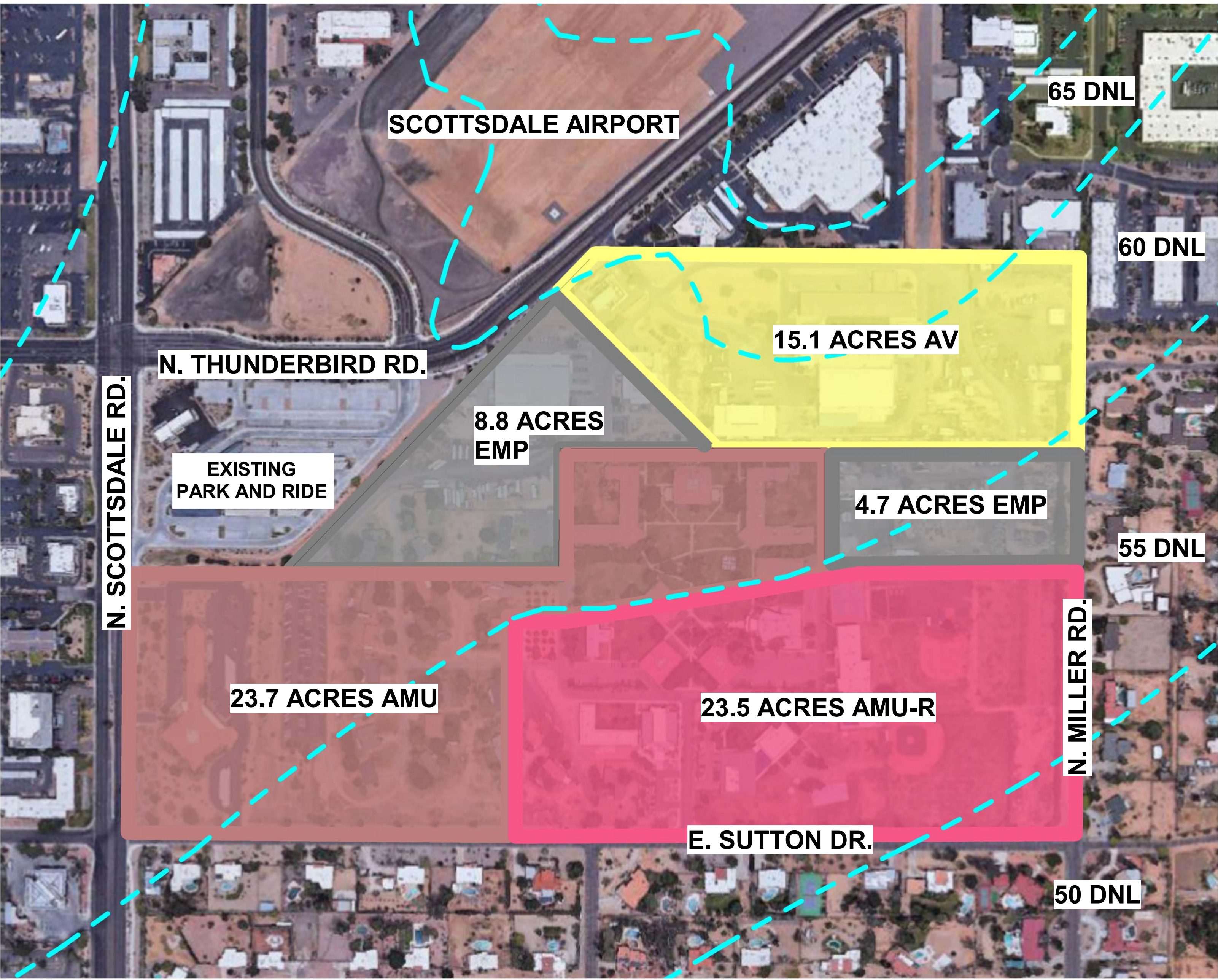




1 PROPOSED GENERAL PLAN  
12-b 1" = 200'-0"



3 PROPOSED GENERAL PLAN WITH ZONING  
12-b 1" = 200'-0"



2 PROPOSED GACAP LAND USE MAP  
12-b 1" = 200'-0"

LEGEND	
<div></div>	AVIATION (AV)
<div></div>	AIRPARK MIXED-USE (AMU)
<div></div>	AIRPARK MIXED-USE RESIDENTIAL (AMU-R)
<div></div>	EMPLOYMENT (EMP)

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GRAPHIC LEGEND

-  EXISTING BUILDINGS
-  PROPOSED BUILDINGS
-  PROPOSED ZONING



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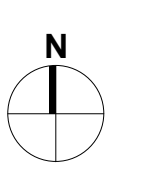
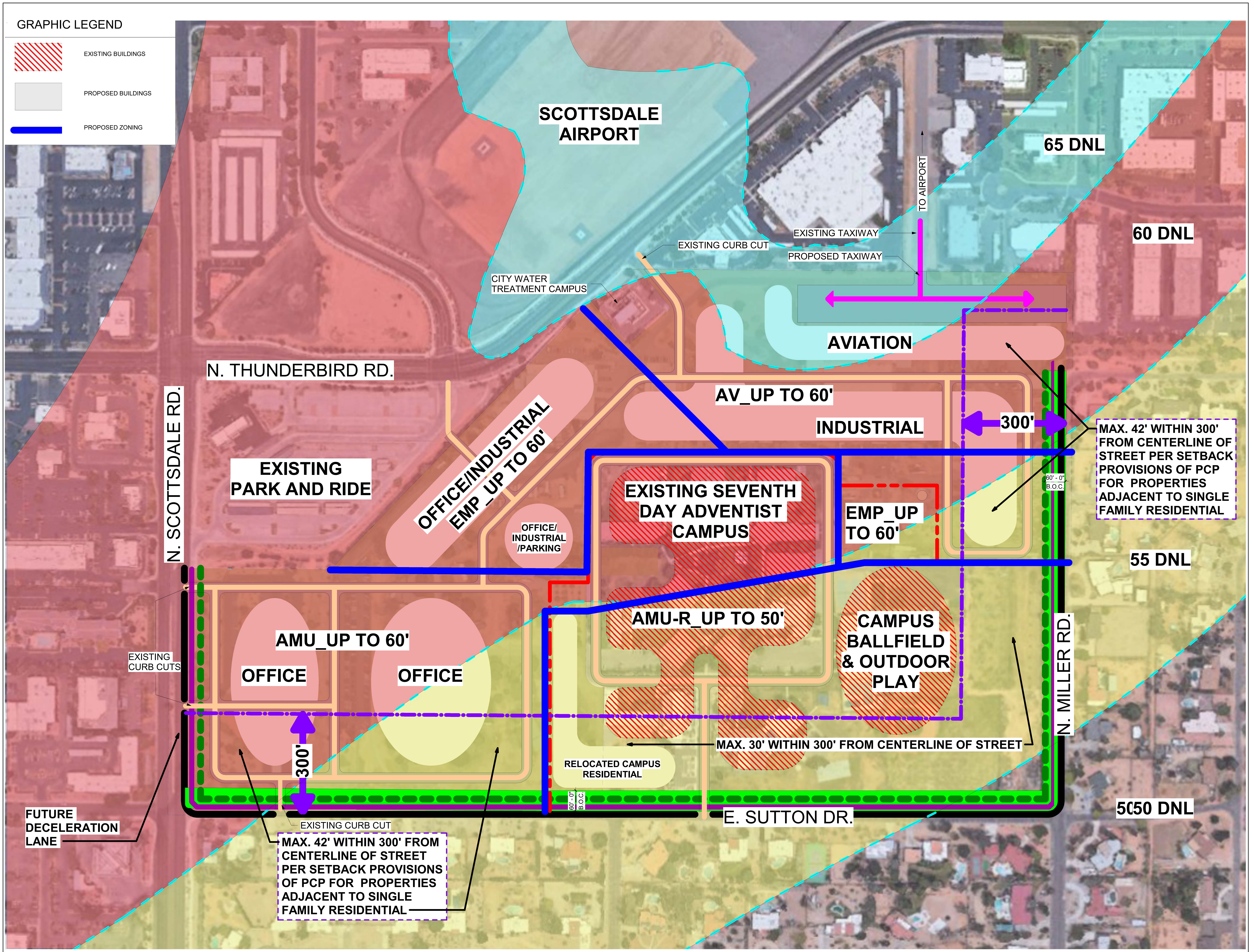
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SCOTTSDALE  
AIRPORT NOISE  
CONTOUR LINES

14





1. OFFICE BUILDING ELEVATIONS:



2. HANGAR BUILDING ELEVATIONS:



3. INDUSTRIAL BUILDING ELEVATIONS:



4. RYAN PROJECTS ELEVATIONS:



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ELEVATIONS





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RESIDENTIAL  
UNITS





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SIGNAGE REQUIREMENTS

IN ACCORDANCE WITH ZONING ORDINANCE TABLE 7.820.A., WE SHALL COMPLY WITH ALL REQUIREMENTS MENTIONED IN THE PCP SIGN STANDARDS OF ARTICLE VII, THE PROPERTY OWNER MAY CHOOSE TO USE SIGNS ALLOWED IN THE PLANNED REGIONAL CENTER (PRC) DISTRICT IN THE PCP. SIGNAGE PLAN WILL BE PREPARED UNDER A SEPARATE SUBMITTAL PER CITY SIGNAGE STANDARDS.

- ZONING DISTRICT: CATEGORY E (INCLUDES PRC DISTRICTS)
- NO LIGHTED GROUND MOUNTED SIGNAGE ALLOWED ALONG SUTTON OR MILLER RD.
- EXCEPTION BEING DIRECTIONAL SIGNAGE AT EXISTING DRIVEWAY CLOSEST TO SCOTTSDALE RD. INTO THE AMU ZONED AREA.



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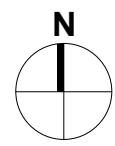
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SIGNAGE PLAN





## GRAPHIC LEGEND

- TOTAL REQUIRED PARKING: 2 SPACES / UNIT  
= 2 x 18 = 36 SPACES

- |  |                                       |
|--|---------------------------------------|
|  | AVIATION CIRCULATION                  |
|  | SEVENTH DAY ADVENTIST CAMPUS BOUNDARY |
|  | VEHICULAR CIRCULATION                 |
|  | NOISE CONTOUR LINES                   |
|  | 1' VEHICULAR NON-ACCESS EASEMENT      |
|  | 6' PUBLIC SIDEWALK                    |
|  | 6' & 8' TRAIL                         |
|  | EXISTING & PROPOSED LAND USE          |
|  | 60' LANDSCAPE BUFFER                  |

# SCOTTSDALE AIRPORT

65 DNL

**60 DNL**

## AVIATION

**AV UP TO 60'**

## INDUSTRIAL

**MAX. 42' WITHIN 300'  
FROM CENTERLINE OF  
STREET PER SETBACK  
PROVISIONS OF PCP  
FOR PROPERTIES  
ADJACENT TO SINGLE  
FAMILY RESIDENTIAL**

N. THUNDERBIRD RD.

**EXISTING  
PARK AND RIDE**

**OFFICE/INDUSTRIAL  
EMP – UP TO 60'**

**OFFICE/  
INDUSTRIAL  
/PARKING**

# EXISTING SEVENTH DAY ADVENTIST CAMPUS

EMP\_U  
TO 60'

**CAMPUS  
BALLFIELD  
& OUTDOOR  
PLAY**

EXISTING  
CURB CUTS

OFFICE

OFFICE

**AMU UP TO 60'**

## AMU-R UP TO 50'

## RELOCATED CAMPUS RESIDENTIAL

**MAX. 30' WITHIN 300' FROM CENTERLINE OF STREET**

**55 DNL**

# RYAN

**RYAN A+E, INC.**  
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602-322-6100 tel  
602-322-6300 fax

**WWW.RYANCOMPANIES.COM**

OWNER

## CONSULTANTS

## KEY PLAN

## PROJECT INFORMATION

## 7TH DAY ADVENTIST

N SCOTTSDALE RD.  
AND E SUTTON DR.

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Minnesota

Name \_\_\_\_\_

REGISTRATION NO.	DATE
Number	Date

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<b>DRAWN BY</b>	<b>CHECKED BY</b>
Author	Checker
<b>JOB NO.</b>	<b>DATE</b>
0000	Issue Date

## ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
1	08.09.2019	Zoning Submittal
2	11.26.2019	Zoning Resubmittal

PRELIMINARY  
NOT FOR CONSTRUCTION

## CONCEPT SET

11.04.2019

## PARKING PLAN



